

Sec. 3.15 Comprehensive land use regulation matrix.

Attachment B.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required.

PUD = Planned unit development.

* = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	<u>STCOD</u> ³	OS	MH	LI
<i>Residential Uses</i>															
Apartments				X											
Assisted Living Facilities				X	C	C									
Cluster housing			X	X									X		
Condominium				X					C	C					
Duplex				X									X		
Group homes	X	X	X	X											
Manufactured home / manufactured home park														X	
Single-family detached residence	X	X	X	X									X	X	
Townhouse				X						C					
Zero lot line homes			X	X											
<i>Non-Residential Uses</i>															
Accessory building/uses (all uses must be allowed per the zone)	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	X	X	X
Alterations, clothing					X	X	X	X	X	X		<u>X</u>	X		X
Ambulance service						X	X	X							X
Animal training schools						X	X	X							X
Appliance dealers / rental						X	X	X	X	X		<u>X</u>	X		X
Auction house						C	X						X		X
Auto body repair / painting							X								X
Auto dealers							X								X
Auto repair/detailing						X	X	X							X
Auto rental & leasing						X	X	X	C	C					X
Auto wrecker service							X								X
Bakers, wholesale							X								X
Banks or financial services					X	X	X	X	X	C		<u>X</u>	C		X
Banquet hall					C	X	X	X	X	C			C		
Barbers / beauty salons /day spa					X	X	X	X	X	X	X	<u>X</u>	X		X
Bars						C	C		C	C	C	<u>C</u>			C
Bed & breakfast				C	X	X	X	X	X	X	X		X		X
Bingo parlor						C	C		C	C					C
Boat engine repair & service						C	X	X	C	X					X
Boat hull repair & construction						C	X	C	C	X					X
Boat rental								X	X	X	X		X		X
Boat sales						C	X	X	X	X			C*		X
Bowling alleys						C	X			C					X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	<u>STCOD³</u>	OS	MH	LI
Cabinet makers & millwork shops					X	X	X	X	C	X			X		X
Candy & confection, wholesale							X					<u>X</u>			X
Caterers					X	X	X	X	X	X			X		X
Cellular communications tower							C								X
Cemetery or mausoleum	C	C	C	C	C	C	C								X
Charter boat-service					C				X	X	X				
Child day care center					C	X	X					<u>X</u>	X		X
Child day care family home				C	C								X		
Church / place of worship	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	X	X	X
Cigar lounge						X	X	X	X	X	X	<u>X</u>			X
Cigar & tobacco shop						X	X	X	X	X	X	<u>X</u>			X
Civic club						C	C	C	C	C			C		C
Commercial automobile parking lot / garage						C	X				X				X
Computer sales & service					X	X	X	X	X	X		<u>X</u>	X		X
Contractors (with outside storage)							X			C			C		X
Contractors (without outside storage)						X	X			X			X		X
Convenience stores (without fuel pumps)					C	X	X	X	X	X		<u>X</u>	X		X
Copy & duplicating services					X	X	X	X	X	X		<u>X</u>	X		X
Dancehalls						C	C		C	C	C				X
Dance instruction					X	X	X	X	X	X		<u>X</u>	X		X
Delivery services						X	X	X		X	X				X
Dinner theatre						X	X		X	X		<u>X</u>	X		X
Domestic animal training schools						X	X	X							X
Dry cleaners (pickup only)					X	X	X	X	X	X		<u>X</u>	X		X
Electrical equipment & supplies, wholesale						C	X								X
Electronics manufacturer															X
Exterminators & pest control						X	X	X							X
Farm	X														X
Fish & seafood, retail					C	X	X	X	X	X	X		C		X
Fish & seafood, wholesale						C	X		X	X					X
Fraternal organizations						C	C		C						C
Funeral home / mortuary					C	X	X								X
Game rooms & billiard parlors						C	C		C	C	C	<u>C</u>			C
Gasoline service stations / convenience stores						X	X					<u>X</u>			X
Glass sales, tinting & replacement						X	X	X							X
Golf course/country club	C	C	X	X											X
Greenhouse						X	X								X
Gunsmiths						X	X	X	X	X			X		X
Health club					C	X	X		X	X		<u>X</u>	C		X
Heavy machinery sales							X								X
High rise (all uses within must be allowed per the zone)									X	C	C		C		

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	<u>STCOD³</u>	OS	MH	LI
Hospice	C					X	X								X
Hospital						X	X								X
Hotels & motels (with full service restaurant)						X	X		X	X	X				X
Hotels & motels (without full service restaurant)						C	C		C	C	C				C
Janitorial services & supplies						X	X	X				<u>X</u>			X
Kennel, outdoor							X								X
Laundry, self-service						X	X	X	C	C		<u>X</u>			X
Limousine service					X	X	X	X	C						X
Machine shops & welding							X	X							X
Mailbox rentals					X	X	X	X	C	X		<u>X</u>	X		X
Mailing service , bulk					X	X	X	X	X	X			X		X
Manufacturing															X
Marina									X	X	X		C		
Medical emergency clinics (w/ambulance)										X		<u>X</u>			X
Medical equipment and supplies						X	X	X		X		<u>X</u>			X
Medical laboratories					C	X	X	X							X
Monastery or convent	C			C		C	C								C
Motion picture theatre						X	X		C			<u>X</u>			X
Motorcycle sales & repair						C	X	X							X
Museums					C	C	X		X	X	X		X		X
Nurseries					X	X	X	X					X		X
Nursing homes	C			X	C	C									X
Office, professional					X	X	X	X	X	X	X	<u>X</u>	X		X
Open air market (all uses must be allowed per the zone)													C		
Pawnbrokers						X	X	X							X
Personal care home (assisted living)				X	X	X	X						C		X
Pet shops (Indoor kennels only)					X	X	X	X	X	X		<u>X</u>	X		X
Printers							X	X							X
Private clubs (as per TABC)						C	C		C	C	C				C
Private schools					X	X	X			X			X		X
Public use (governmental)	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	X	X	X
Pumps, industrial sales and service							X								X
Quick lube/oil change						X	X	X				<u>X</u>			X
Radio/television transmission tower (commercial)										C					X
Recreational vehicle park															C
Recreational vehicle sales, rental & repair							X								X
Recycling center															C
Rental service store (no heavy equipment)						X	X	X							X
Rental, trucks & heavy equipment							X								X
Restaurant equipment & supplies						X	X	X							X
Restaurants					C	X	X	X	X	X	X	<u>X</u>	X		X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	<u>STCOD</u> ³	OS	MH	LI
Retail, heavy						X	X	X	X	X		<u>X</u>			X
Retail, light					X	X	X	X	X	X	X	<u>X</u>	X		X
Sailmakers					X	X	X	X	X	X			X		X
Sexually oriented business															X
Shipyard									X	X					X
Signs, manufacturing							X	X							
Skating rinks						C	X			X					X
Small engine repair						X	X	X							X
Smoke & head shop							X								X
Sports and recreational arenas										C					X
Stables	C														X
Storage, auto; inside							X								X
Storage, auto; outside							C								
Storage, boat; inside							X	X	X	X					X
Storage, boat; outside							X			X					X
Swimming pool & spa sales & supplies					C	X	X	X	C			<u>X</u>			X
Tele-video production						X	X	X	X	X					X
Theatre					C	X	X		X	X	X	<u>X</u>			X
Tire dealers and service						X	X	X							X
Trucking company															X
Upholstery shop					C	X	X	X	X	X			X		X
Veterinarians & animal hospitals (no outside kennels)					C	X	X	X	X	X		<u>X</u>			X
Veterinarians (with outside kennels)							X								X
Warehouse															X
Warehouses, offices & mini							X			X					X
Woodwork shops						X	X	X	X	X			X		X
Yacht/sailing club									X	X			X		

¹ A property is prohibited from having an accessory use/structure without the presence of a principal use/structure.

² Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.15. The Point Overlay District Regulations, 4.15.04. Uses.

³ Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.16. Seabrook Town Center Overlay District Regulations, 4.16.04. Uses.